

East Windsor

2004 Plan of Conservation & Development



DRAFT2 – June 22, 2004

Acknowledgements

Plan of Conservation and Development Steering Committee

Planning and Zoning Commission

Gary Guiliano, Chairman
Edward Filipone, Vice-Chairman
Kevin Saunders, Secretary
Frank Gowdy, Member
Tim Rodrique, Member

David Tyler, Alternate
Marek Kement, Alternate
Joseph Ouellette, Alternate

Ad Hoc

Linda Roberts, First Selectman
Len Norton, Public Works Director
Thomas J. Sinsigallo, Sr.
John Pica

Staff

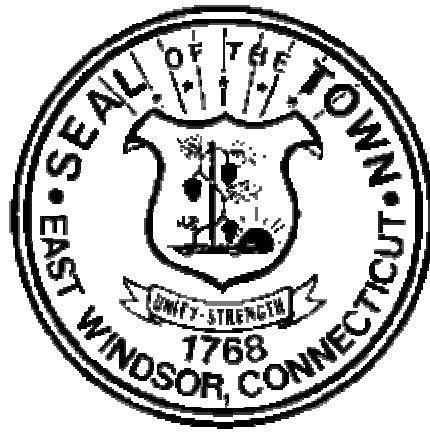
Donald J. Poland, AICP
Nancy J. Rudek

With Assistance From



East Windsor Connecticut

2004 Plan of Conservation & Development



Date of Adoption

Table of Contents			
Chapters	Page	Maps	Page
1. Plan Overview	1-1		
About Plans of Conservation and Development	1-1		
The Planning Process	1-2		
Implementation	1-2		
Visions for East Windsor	1-3		
Strategy Summary	1-4		
2. Conserving Community Resources	2-1		
Preserve More Open Space	2-2	Preliminary Open Space Corridor Plan	2-7
Preserve Community Assets	2-8	Historical and Cultural Resources	2-11
Protect Environmental Quality	2-12	Water Quality	2-15
Summary – Strategies and Actions	2-18		
3. Guiding Development	3-1		
Refine Residential Development Regulations	3-2		
Maintain Housing Diversity	3-10	Conceptual Village District	3-14
Define Village Area Development	3-11	Conceptual Village District	3-15
Restructure Business Zoning	3-19	Conceptual Rural Village Delineation	3-16
Provide Infrastructure for Business Development	3-27	Proposed East Windsor Business Corridor Zoning	3-21
Improve Economic Development Capacity	3-27	Proposed Central Business Corridor	3-23
Summary	3-28	Conceptual Revised Railroad Industrial Area	3-26
4. Meeting Infrastructure Needs	4-1		
Address Municipal Facility Needs	4-3	Conceptual Municipal Campus	4-6
Address Other Public Facility Conditions	4-7	Conceptual Broad Brook Elementary School Complex	4-11
Plan for Future School Facility Needs	4-9		
Meet Infrastructure Needs	4-12	Road Classification	4-13
Summary	4-16		
5. Action Plan	5-1		
6. Conclusion	6-1		
Appendix: Conditions and Analyses	A-1		